

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

August 9, 2006
1:54 p.m.

5
6 Present: John W. Stern, Donald J. Berchem, Kenneth W. Brandt, Melvin K. Ewert, Charlene S. Brady,
7 Daniel R. Knodl, and Mark T. McCune.

8
9 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Highway
10 Commissioner Ken Pesch, Register of Deeds Sharon Martin, County Attorney Kimberly Nass, and
11 Deputy County Clerk Mary Lemke.

12
13 Chairperson Stern called the meeting to order and read the Affidavit of Posting.

14
15 **PUBLIC HEARINGS**

16 **Ronald P. Jung, SE ¼, Sec. 30, Town of Farmington – Conditional Use Permit for excavating,**
17 **filling or grading in a Shoreland Zoning District (address: northeast corner of the intersection of**
18 **County Highway A and State Highway 144 – stormwater detention pond, storage building, and**
19 **pavement exceed 40 percent impervious area).**

20
21 Ms. Lemke read the Notice of Public Hearing. Mr. Wolf presented a plat map of the location and
22 informed the Committee that staff concerns include not receiving variance approval from the Highway
23 Committee. Mr. Wolf noted that staff would be supportive of postponing any action pending the
24 approval of a variance from the Highway Committee. As Highway Commissioner Ken Pesch was in
25 attendance, Mr. Pesch informed the Committee that the applicant does qualify for a type C entrance,
26 however applicant does not want to build a bypass lane or right turn in/right turn out. Mr. Pesch also
27 informed the Committee that the DOT is approximately 60 percent complete with a project at the
28 intersection of Highway 144 and County Trunk Highway A. The DOT is reconstructing a portion of
29 Highway 144 and making Highway A intersect Highway 144 at a 90 degree angle. Mr. Pesch is
30 working with the applicant to design an entrance. The public hearing was closed.

31
32 Moved by Mr. McCune, seconded by Mr. Brandt to approval the Conditional Use Permit for Ronald P.
33 Jung in the Town of Farmington, subject to Highway Department variance approval or installation of
34 bypass lanes, DNR approval of the retention ponds, and final plan review by Mr. Wolf. Motion carried
35 with Ms. Brady voting No.

36
37 **Michael A. and Kay A. Wallsten, SW ¼, Sec. 27, Town of Trenton (address: 5498 South Church**
38 **Road, Trenton) to amend the Shoreland/Wetland/Floodplain Zoning District Map of**
39 **Washington County as follows:**

- 40 **1. That the map designation of the Wetland Zoning District on the property owned by the**
41 **petitioner be revised to reflect the wetland delineation approved by the Southeastern**
42 **Wisconsin Regional Planning Commission.**

43 Appearance: Mike Wallsten, owner.

44
45 Ms. Lemke read the Notice of Public Hearing. Mr. Wolf presented a plat map indicating the location
46 of the property and noted that two side-by-side parcels are owned by the applicants. The primary
47 concern of the property owners is related to a project to construct a pool on the property. The
48 redelineation provided by SEWRPC redefines the wetland boundary according to Mr. Wolf. Mr. Stern
49 opened the public hearing. No comments were recieved. The public hearing was closed.

1 Moved by Mr. McCune, seconded by Mr. Ewert to approve the amendment of the Shoreland/Wetland/
2 Floodplain Zoning District Map of Washington County for Michael A. and Kay A. Wallsten of the
3 Town of Trenton and forward to County Board. Motion carried.
4

5 **LEONARD J. YAHR COUNTY PARK – FILLMORE FIRE DEPARTMENT DRY HYDRANT**
6 **– AGREEMENT**

7 Appearance: County Attorney Kimberly Nass.
8

9 County Attorney Kimberly Nass provided a brief summary and update of the Fillmore Fire Department
10 Dry Hydrant project and presented a draft of the Yahr County Park Fillmore Fire Department Dry
11 Hydrant Agreement and a draft 2006 Resolution. The Committee made recommendations for changes
12 and Attorney Nass will revise the documents for review and action at a future meeting.
13

14 **PUBLIC HEARING**

15 **Washington County Highway Department, W ½ of Sec. 14 and E ½ of Sec. 15, Town of Wayne –**
16 **Conditional Use Permit for excavating, filling or grading in a Shoreland/Wetland/Floodplain**
17 **Zoning District (address: County Highway W between Wayne Center Drive and County**
18 **Highway H – fill in wetland and floodplain for road maintenance and rehabilitation, culvert**
19 **replacement and new culvert construction). – Reconvene postponed Public Hearing.**

20 Appearance: Highway Commissioner Ken Pesch.
21

22 Ms. Lemke read the Notice of Public Hearing. Mr. Wolf asked that County Attorney Kimberly Nass
23 explain the circumstances for postponing the Public Hearing for the Conditional Use Permit for
24 Washington County Highway Department on July 26, 2006. Ms. Nass informed the Committee and
25 audience that the postponement was due to quorum issues. Mr. Wolf presented a plat map indicating
26 the location of County Trunk Highway W in the Town of Wayne. Pictures of County Trunk Highway
27 W were presented to the Committee to show the reason why the Highway Committee feels the need to
28 reconstruct and improve the site. The Washington County Board of Adjustment reviewed the site and
29 subsequently took action in July 2006 and approved the issues brought to them. The two issues
30 include: the reconstructed road will be one foot over the regional flood elevation and County code
31 states roads must be two feet above the regional flood elevation, the reconstructed road will be
32 adjacent to the wetland going into the wetland and County code requires a 25-foot setback from
33 wetlands. The Highway Commissioner submitted floodplain analysis information to the DNR and on
34 April 11, 2006, the DNR forwarded a letter of acceptance of the floodplain analysis as presented. Mr.
35 Stern opened the public hearing. The audience made no comments. Public Hearing was closed. Staff
36 does not oppose the project and is satisfied with the efforts that are being made. Mr. Wolf informed
37 the Committee that mitigation might take 12 to 18 months to resolve.
38

39 Moved by Mr. Brandt, seconded by Mr. Knodl to approve the conditional use permit for Washington
40 County Highway Department in the Town of Wayne for excavating, filling or grading in a
41 Shoreland/Wetland/ Floodplain Zoning District with the stipulation that the mitigation meets the
42 Planning & Parks Department standards with the 8 to 1 easement or one and one-half to one at
43 purchase within 12 to 18 months. Mr. McCune abstained from the motion, as he is a Highway
44 Committee member. Motion carried.
45

46 **City of Hartford, NW ¼, Sec. 8, City of Hartford – Request for a Sanitary Variance (address:**
47 **Hangar #71, 4200 County Highway U, Hartford, WI – New Commercial Holding Tank)**

48 Appearance: John Lee, Precision Inc., Barry Kroy, Hartford Airport

1 Mr. Wolf presented a plat map indicating the location of the Hartford Municipal Airport. Installation
2 of a single restroom in both Hangars was discussed.

3
4 Moved by Mr. McCune, seconded by Ms. Brady to approve the sanitary variance for a commercial
5 holding tank for the City of Hartford. Motion carried.

6
7 **2007 REGISTER OF DEEDS BUDGET**

8 Register of Deeds Sharon Martin presented the preliminary 2007 Register of Deeds budget. The
9 requested budget includes \$65,100 for a disaster recovery project of historical real estate books dating
10 1830 to 1944. The final 2007 Register of Deeds budget will be approved at the next PCPC meeting.

11
12 Moved by Mr. McCune, seconded by Ms. Brady, to hold a Land Information Advisory Committee
13 meeting on Wednesday, August 23, 2006, to make a recommendation on the proposed 2007 funding of
14 the disaster recovery project. Motion carried.

15
16 **CLOSED SESSION**

17 The closed session was cancelled for this meeting and will be rescheduled for a later date.

18
19 **MINUTES**

20 The minutes of the July 26, 2006, meeting were not available and will be approved at the next meeting.

21
22 **2007 PLANNING & PARKS BUDGET**

23 Mr. Mueller presented the Planning & Parks Department major equipment plan for 2007 – 2009, and
24 the Planning and Parks Department major maintenance plan for 2007 – 2013. The Committee was
25 provided a draft of elements of the 2007 Planning & Parks Department budget for each Division. The
26 final 2007 budget will be reviewed and finalized at the next meeting.

27
28 Mr. Berchem was excused at 3:50 p.m. and Mr. McCune was excused at 4:05 p.m.

29
30 Mr. Mueller reviewed personnel positions within the Planning & Parks department and discussed
31 options for changes. Mr. Mueller is considering the relocation of the Real Property Lister Division
32 from the Government Center to the Public Agency Center for possible cost reductions.

33
34 **ADJOURNMENT**

35 Moved by Mr. Brandt, seconded by Mr. Ewert to adjourn at 4:30 p.m. Motion carried.

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40
41 Brenda J. Jaszewski, County Clerk
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